

# Colyer Ranch

**4067 N. 2000 E., Filer**

**\$475,000**



## **49 +- Deeded Acres**

**40 +- acres irrigated pastures with 4 fenced fields, flood irrigated and some gated pipe**

**53.15 Shares of Twin Falls Canal Company Water**

**Year around stream with fishing**

**Quonset—2002 built, 990 sq.ft. with power and walk in refrigerator.**

**Ranch home**

**1922 Built, 1,740 sq.ft. - 440 sq.ft. downstairs**

**4 bedrooms- 2 downstairs have no egress windows**

**2 bathrooms**

**Oil furnace, Central Air, Comp. Roof, Vinyl siding and windows. Kitchen stove is run from propane.**

**2016 taxes - \$1,898**



**For Showing of the Property Call:**

**Robert Jones, Broker**

**Mark E. Jones**

**Associate Broker, GRI**

**208-308-3030**

**Robert Jones Realty, Inc.**

**208-733-0404**

Note: The statement contained herein are based upon information from sources we deem reliable and which we believe to be correct, but assume no liability for errors or omissions therein. Buyer to conduct their own due diligence regarding the water, improvements, soils, permits, zoning, irrigation equipment etc.